

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 950907- Q

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: LOTS 3 AND 4, BLOCK 8, ALTA VISTA SUBDIVISION, FROM "SF-3" FAMILY RESIDENCE DISTRICT TO "GO-MU-CO" GENERAL OFFICE DISTRICT-MIXED USE COMBINING DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 4309 AND 4311 MARATHON BOULEVARD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "SF-3" Family Residence district to "GO-MU-CO" General Office district-Mixed Use combining district-Conditional Overlay combining district on the property described in File C14-95-0053, as follows:

Lots 3 and 4, Block 8, Alta Vista Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 242, of the Plat Records of Travis County, Texas, [hereinafter referred to as the "Property"]

locally known as 4309 and 4311 Marathon Boulevard, in the City of Austin, Travis County, Texas.

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. There will be no vehicular access from the Property to Marathon Boulevard. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
2. Owner shall construct and maintain a solid fence or wall not less than six feet high along the western property line of the Property.
3. The following uses shall be prohibited on the Property:

(a) Administrative and business offices,	(m) Day care services (commercial),
(b) Art and craft studio (limited),	(n) Day care services (general),
(c) Business or trade school,	(o) Day care services (limited),
(d) Business support services,	(p) Hospital services (general),
(e) Communications services,	(q) Hospital services (limited),
(f) Medical offices,	(r) Local utility services,
(g) Professional office,	(s) Private primary educational facilities,
(h) Restaurant (limited),	(t) Private secondary educational facilities, and,
(i) Convalescent services,	(u) Safety services.
(j) Communication service facilities,	
(k) Counseling services,	
(l) Cultural services,	

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "GO" General Office base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

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PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

September 7, 1995

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Bruno T. A.

**Bruce Todd
Mayor**

APPROVED:

Andrew Martin

Andrew Martin
City Attorney

ATTEST:

T: James E. Aldridge
James E. Aldridge
City Clerk

James E. Aldridge
City Clerk

7Sept95
ME/jj

PO#: 950907.0

Ad ID# 5VQZ01800

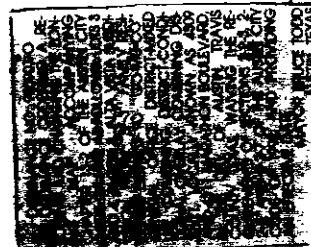
Acct #: 4992499

Austin American-Statesman

Acct. Name: City Clerk

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS



Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

David DeVargas

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

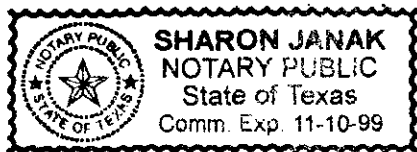
Date (s): June 4th, 1996

Class: 9980 Lines: 22 Cost: \$54.12

and that the attached is a true copy of said advertisement.

David DeVargas

SWORN AND SUBSCRIBED TO BEFORE ME, this the 4th day of June 1996.



Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS

Sharon Janak
(Type or Print Name of Notary)

My Commission Expires: 11/10/99